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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

SKAGIT STATE BANK, a state-chartered commercial bank

vs.

NEILL J. HINES and PATRICIA A. HINES, husband and wife, individually, and the martial community of them composed; THE HINES LIVING TRUST dated February 17, 1997; NEILL J. HINES and PATRICIA A. HINES, as Trustees of THE HINES LIVING TRUST dated February 17, 1997; INTERNAL REVENUE SERVICE; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT,

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY

CAUSE # 13-2-29588-1 SEA

JUDGMENT RENDERED ON 2/14/2014  
ORDER OF SALE ISSUED: 3/27/2014  
DATE OF LEVY: 4/16/2014

TO: NEILL J. HINES and PATRICIA A. HINES, husband and wife, individually, and the martial community of them composed, THE HINES LIVING TRUST dated February 17, 1997, and NEILL J. HINES and PATRICIA A. HINES, as Trustees of THE HINES LIVING TRUST dated February 17, 1997, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**2808 SW 300TH PLACE FEDERAL WAY, WA 98023**

THAT PORTION OF LOTS 3, 4, AND 5, BLOCK 1, AND LOTS 3 AND 4, BLOCK A, LAKOTA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 33, IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE FOLLOWING LINE:  
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 5, IN SAID BLOCK 1 THAT IS NORTH 69°12'17" EAST 10 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 8°37'15" EAST 135.49 FEET; THENCE NORTH 17°46' WEST 182.72 FEET; THENCE NORTH 62°23'08" EAST 19.29 FEET; THENCE NORTH 26°00' WEST 162.28 FEET; THENCE NORTHWESTERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 4, IN SAID BLOCK A TO THE LINE OF EXTREME LOW TIDE AND THE TERMINUS OF SAID LINE;

TOGETHER WITH AN EASEMENT FOR ROAD OVER THE FOLLOWING DESCRIBED PROPERTY:  
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 5, IN SAID BLOCK 1; THENCE NORTH 69°12'17" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 10 FEET; THENCE NORTH 8°37'15" EAST 30 FEET; THENCE SOUTH 69°12'17" WEST 10 FEET; THENCE SOUTH 8°37'15" WEST 30 FEET TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF FEDERAL WAY, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 416660-0115-01.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: May 30, 2014  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$874,086.56 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **MAY 30, 2015** .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **MAY 30, 2015** , THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
SKAGIT LAW GROUP, PLLC  
PO BOX 336  
MOUNT VERNON, WA 98273  
360-336-1000